

Developing a legal and regulatory framework for affordable housing development

Workshop A

Sunday 19 June 2011



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INNOVATION AND KNOWLEDGE FOR COMMUNITIES

Program

09.00am – 09.15am	Welcome and Introduction to the Workshop
09.15am – 09.45am	Supply, location and zoning of land
09.45am – 10.15am	Building regulation and design impacts
10.15am – 10.45am	Availability of capital
10.45am – 11.15am	Morning Tea
11.15am – 12.00pm	Land Titling
12.00pm – 12.30pm	Post handover property management
12.30pm – 02.00pm	Lunch
02.00pm – 02.45pm	Innovative programs
02.45pm – 03.15pm	Preservation of supply
03.15pm – 04.00pm	Wrap-up session



Supply, location & zoning of land

- **Part of Government stimulation efforts**
- **Importance of land supply**
- **Importance of location**
- **Importance of zoning**
- **Use of inclusionary zoning, GFA bonuses and land gifting**
- **Use of Planning Policies to encourage affordable housing**

Building regulation & design impacts

- **Starting point – build to the same standards!**
- **Should standards be relaxed?**
- **What are the options to relax standards?**
- **Reducing amenity (e.g. fountains, landscaping, etc.) to control ongoing costs**
- **Reconciling with sustainable development**
- **Awareness of housing preferences of affordable home buyers**

Availability of capital

- **The role of macroeconomic policy**
 - GDP, employment, inflation, investment, trade, savings, consumption, etc.
- **Banking system**
- **Range of financial instruments**
- **Government participation in financing**
 - Use of borrowing powers
 - Government financing entities
- **Private-Public partnerships**

Morning Tea

Back in 30 minutes



Land titling

- **Range of property ownership rights**
- **Importance of property protection**
- **How land titling operates**
- **Dealings with land**
 - Transfer, Mortgage, Lease, Easements/covenants
- **Simplicity of dealing**
- **Relationship to ongoing management**
- **Extension to general real estate regulation**

Post handover **Property management**

- **Warranties against defects**
- **Quality management**
- **Diversity of management**
- **Good budgeting (annual and reserve)**
- **Building or community rules**
- **Compliance regulator**
- **Remedies and penalties**

Lunch

Back by 2.00pm



Innovative Programs

- **Private-Public Partnerships**
- **Strata titles**
- **Co-operatives**
- **Community Land Trusts**
- **Option to buy**
- **Shared ownership**
- **Inclusionary zoning**



Preservation of supply

- **Is there a need to preserve supply?**
 - **What is the demand? Is built-in redundancy OK?**
- **Maintaining the property**
- **Promoting turnover**
- **Avoiding speculation by investors**
- **Is it necessary?**
- **What are the alternatives?**

Wrap-up Session

- 1. What type of affordable housing for Oman?**
- 2. What is the best model for achieving that?**
- 3. What will be the key drivers for that model?**
- 4. What laws will be required?**

Outcomes



Thank you for your participation

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